

Salt Creek Township  
N.E. & N.W. Qtrs. Sec. 1  
T-14 N, R-12 W  
Holmes County, Ohio

# Hopeview Subdivision Allotment No. 1, Replat No. 2

20240001063  
B: 2 P: 658  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
03/22/2024 11:49 AM  
PLAT LARGE . 86.40  
PAGES: 1

Agent: Owen Mast  
8366 S.R. 241  
Millsburg, OH 44654  
Phone: 330-674-2027

Replat of Hopeview Subdivision Allotment 1, Third Addition  
(Plat Vol. 19 Page 2710)  
Lots 34 and 35  
&  
Replat of Hopeview Subdivision Allotment 1, Second Addition  
Replat of Lot 31  
(Plat Vol. 19 Page 1136)  
Lot 33  
(Final)

### MASTER PLAT: The Purpose of this survey.

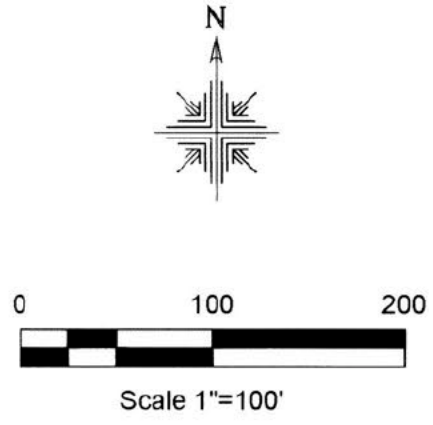
- Action 1.J Vacate existing 50' common access easement (Plat Vol. 19 Page 2710).
- Action 2.J Convey 3.000 acres to adjoining owner Owen E. Mast and Laura Mast.
- Action 3.J Convey 0.872 acres to adjoining owner Owen E. Mast and Laura Mast.
- Action 4.J Convey new 50' Common Access Easement.
- Action 5.J Transfer and Record Plat.
- Action 6.J Convey New Lot 38.
- Action 7.J Convey New Lot 39.
- Action 8.J Convey New Lot 40.

ORV 288 Pg 2406  
ORV 288 Pg 2409  
ORV 288 Pg 2413  
ORV 288 Pg 2417  
ORV 288 Pg 2422  
ORV 288 Pg 2426  
ORV 288 Pg 2430

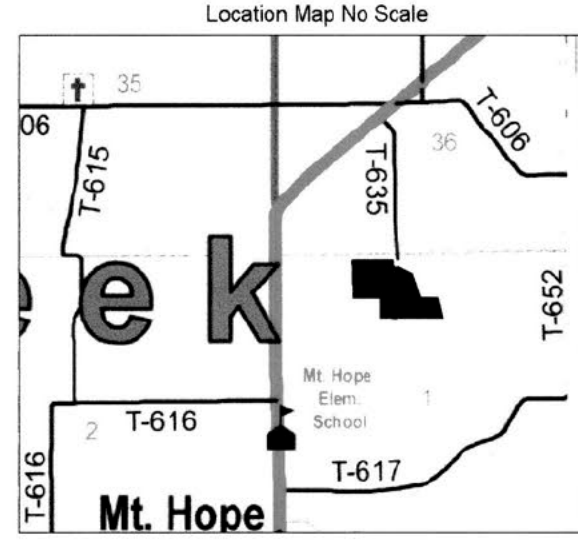
### REFERENCES:

Deeds as shown  
Plat Vol 19 Page 1136  
Plat Vol 19 Page 2710  
Plat Vol. 02 Page 384

Area in Lots	20.965 Acres
Area in Road Dedication	0.000 Acres
Total Area in Allotment	20.965 Acres

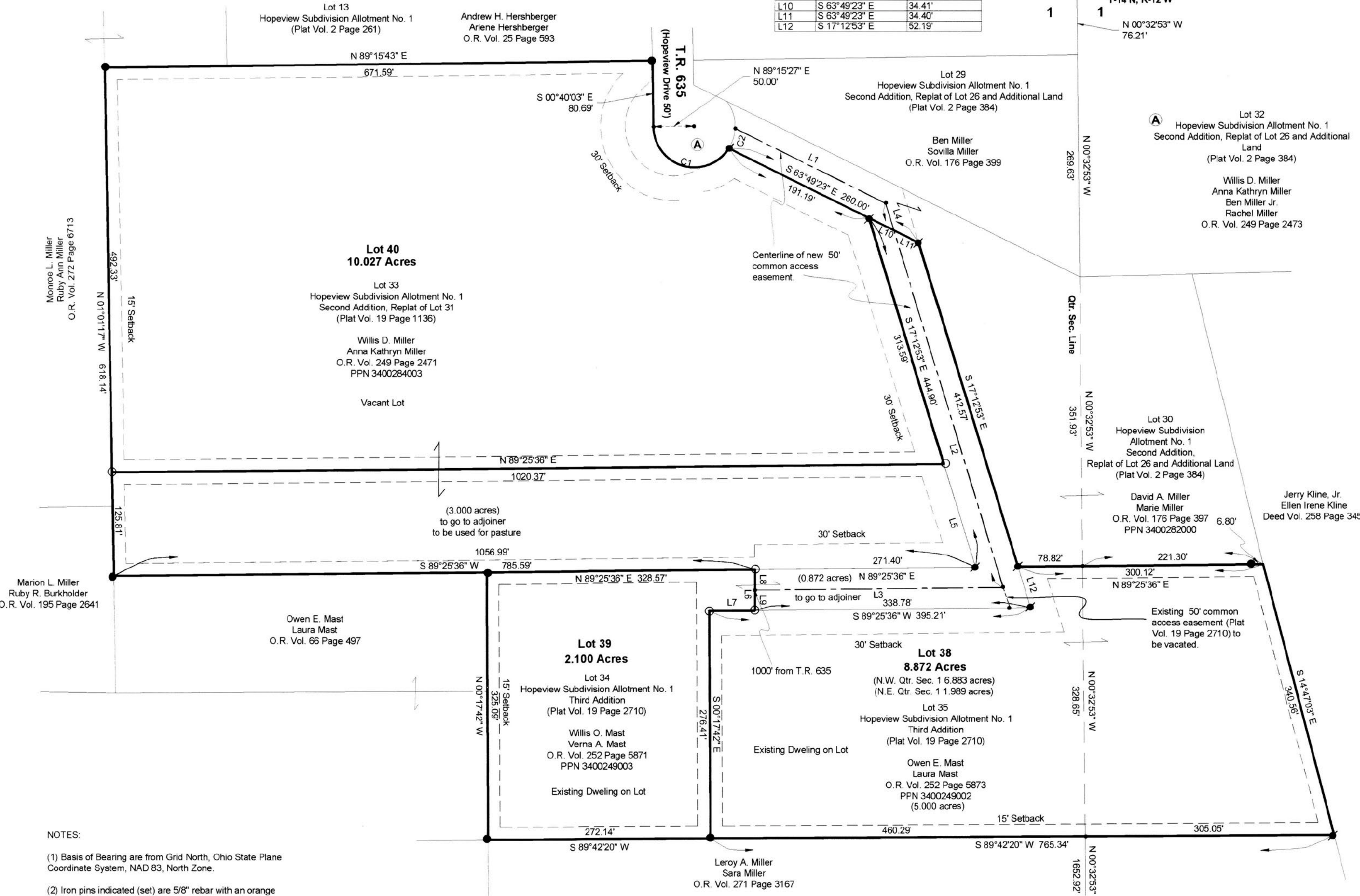


- 5/8" Rebar Found
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- Point



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	128.19'	96.86'	S 74°11'11" E	146°53'40"
C2	50.00'	25.55'	25.27'	N 17°43'42" E	29°16'34"

LINE	BEARING	DISTANCE
L1	S 53°49'23" E	205.68'
L2	S 17°12'53" E	489.23'
L3	S 89°25'36" W	305.10'
L4	S 17°12'53" E	34.40'
L5	S 17°12'53" E	131.31'
L6	N 00°17'42" W	50.00'
L7	S 89°25'36" W	56.43'
L8	S 00°17'42" E	25.00'
L9	S 00°17'42" E	25.00'
L10	S 53°49'23" E	34.41'
L11	S 89°25'36" E	34.40'
L12	S 17°12'53" E	52.19'



NOTES:

- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, NAD 83, North Zone.
- (2) Iron pins indicated (set) are 5/8" rebar with an orange plastic cap marked "Galbraith 8703".
- (3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 62 W. Clinton Street, Millsburg, Ohio 44654.
- (4) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
- (5) Lots 38, 39, and 40 are used for residential purposes.
- (6) No further splits will be permitted without replating said lot.

### CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown Lot 38, 39, and 40 of the Hopeview Subdivision Allotment No. 1, Replat No. 2, their heirs and assigns, a 50' Access Easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Willis D. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

Anna Kathryn Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

David A. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

Marie Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

Owen E. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

Laura Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

Willis O. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

Verna A. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION. We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and establish the minimum building setback restriction lines.

Willis D. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

Anna Kathryn Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

Owen E. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

Laura Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

Willis O. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

Verna A. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on October 31, 2023

### CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Holmes County, Ohio, with the exception of such variances, if any. As presented in the minutes of the Holmes County Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

AO 11/30/2023  
HOLMES COUNTY PLANNING COMMISSION DATE

### CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT

I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.

11/30/2023  
HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

### CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Hopeview Subdivision Allotment No. 1, Replat No. 2 meets the requirements of the Board of Health for water supply and sewage treatment and is hereby approved for recording. The issuance of permits to install private water system and on-site sewage treatment system for one, two, or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit for a semi-public sewage treatment system from the Ohio Department of Health prior to the start of any construction.

11/30/2023  
COUNTY HEALTH COMMISSIONER DATE

### CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

CHAIRMAN, COUNTY COMMISSIONERS DATE

### CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

11/30/2023  
COUNTY ENGINEER DATE

TRANSFER NOT NECESSARY  
DATE March 22, 2024  
FOR Jackis McLoe-PT



CERTIFICATE OF ACCURACY  
I certify this survey to be correct to the best of my knowledge.  
Caleb Jerome Galbraith  
Date: October 1, 2023  
Job ID: 6123-SC34  
P.S. 8703  
Pioneer Surveying & Services, LLC  
5434 Township Road 377  
Millsburg, Ohio 44654  
Phone: 330-231-0497  
Email: caleb@pioneersurveyingservices.com

